

# Walkers Shortbread



*Scotland's finest...*  
PURE BUTTER SHORTBREAD,  
OATCAKES & SCOTTISH SPECIALITIES

Walkers

# The Gift

- CRAFTED GIFT

t:01479 870061



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solicitors and estate agents

Retail Shop, 38 High Street, Grantown on Spey, PH26 3EH

Offers Over £85,000

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)

38 High Street, Grantown on Spey has been run as a successful and established business premises operating as an outlet for Walkers Shortbread for the past 60 years in this marvellous High Street location in the heart of Grantown's main shopping thoroughfare in the Cairngorms National Park. The premises enjoys significant passing trade all year round, particularly during the tourist seasons. We consider this offers an excellent opportunity for the new owner with a prime location, superb frontage and footfall within this popular Highland town. Moveable contents and display equipment will be removed or can be included if preferred. This is a rare and perfect opportunity to acquire a conveniently sized (circa 99sqm) and ideally placed business in an extremely beautiful area of Scotland. Class Useage 1a - Retail / Financial. Energy Performance Certificate Rating B

## Offers Over £85,000



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### Grantown On Spey

Grantown on Spey is a charming town nestled in the heart of the Scottish Highlands, known for its picturesque beauty and rich cultural heritage. Located in the Cairngorms National Park, Grantown on Spey is surrounded by breathtaking scenery, including lush forests, sparkling rivers, and rolling hills. The town itself boasts a range of historic landmarks and attractions, including the Grantown Museum, the Craigellachie Nature Reserve, and the Grantown Heritage Trail. Visitors and residents can also enjoy a range of outdoor activities, including hiking, biking, fishing, and golfing, or simply take in the stunning scenery with a leisurely stroll around town.

Grantown on Spey also offers a range of shops, restaurants, and amenities, making it a convenient and comfortable place to call home. The town has a strong sense of community, with a range of social and cultural events throughout the year, including the popular Highland Games and the annual Christmas market. Whether you're looking to explore the great outdoors, immerse yourself in local history and culture, or simply enjoy the peace and tranquility of the Scottish countryside, Grantown on Spey offers something for everyone.

### Transport Links

From Grantown on Spey, you can conveniently access various transportation options to explore the wider

UK:

#### Airports:

Inverness Airport (INV): Approximately 34 miles away, this regional airport offers domestic flights and some international connections.

Aberdeen International Airport (ABZ): Roughly 80 miles away, providing a wider range of domestic and international flights.

#### Train Stations:

Carrbridge Railway Station: About 10 miles from Grantown on Spey, offering connections to Inverness, Perth, and Edinburgh.

Aviemore Railway Station: Approximately 14 miles away, with regular services to Inverness, Glasgow, and Edinburgh, as well as connections to the wider UK rail network.

#### Road Routes:

A95: This arterial road connects Grantown on Spey to the A9, a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow.

A939: This scenic route connects Grantown on Spey to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland.

With these options, Grantown on Spey serves as a convenient base for exploring the UK's diverse destinations, whether traveling by air, rail, or road.

### Situation

The business occupies retail premises on the East side of the High Street in a prime footfall location. Nearby occupiers include solicitors, high quality gift retailers, jewellers and ceramic painting studio in addition to the normal high street shops. The town enjoys year round trade from a variety of visiting tourists who come to the area for differing reasons including winter sports, cycling, walking and bird watching among others. There are also loyal local patrons who provide regular repeat custom.

### Description

The premises comprise a bright and generous sales area with the option of reconfiguration of the present layout in addition to the takeaway counter which was previously successfully operated by the current owner. There are refrigerated display cabinets, food display units and a large sales counter (the moveable units will be removed or can be included if preferred. Any signage related to Walkers Shortbread Ltd will be removed upon sale) The whole area is complemented by accent spotlighting and large shop window to the High Street. To the rear there is a sizeable preparation area with work surfaces and wash area. There is a dedicated WC with wash hand basin, and a small store room / office space. Moving to the rear is the goods entrance with double doors leading to the outside. Further to the rear there is a sizable storage area. To the rear of the property there is dedicated parking



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and bin storage area. Approximate dimensions are shown on the floor plan and the whole area extends to circa 99sqm.

#### **Proposal & Business Growth Potential**

The business has operated as Walkers Shortbread Ltd within the town for the past 60 years and we consider that the business offers an excellent opportunity to acquire a profitable, established retail location with substantial scope to diversify and is located in a prime National Park location popular with tourists, locals and passing trade.

#### **Rateable Value**

It is understood the subjects currently attract a rateable value of £7,000 per annum and should qualify for Small Business Rates Relief, currently at 100%.

Please visit the Highland Council for more information

#### **Energy Performance Rating**

The property has a current Energy Performance Certificate Rating of B

#### **Entry**

By mutual agreement.

#### **Price**

Offers over £85,000 are invited

#### **Viewings and Offers**

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns  
Strathspey House  
Granttown on Spey  
Moray  
PH26 3EQ  
Tel: (01479) 874800  
Fax: (01479) 874806  
Email: [property@lawscot.com](mailto:property@lawscot.com)  
[www.massoncairns.com](http://www.massoncairns.com)

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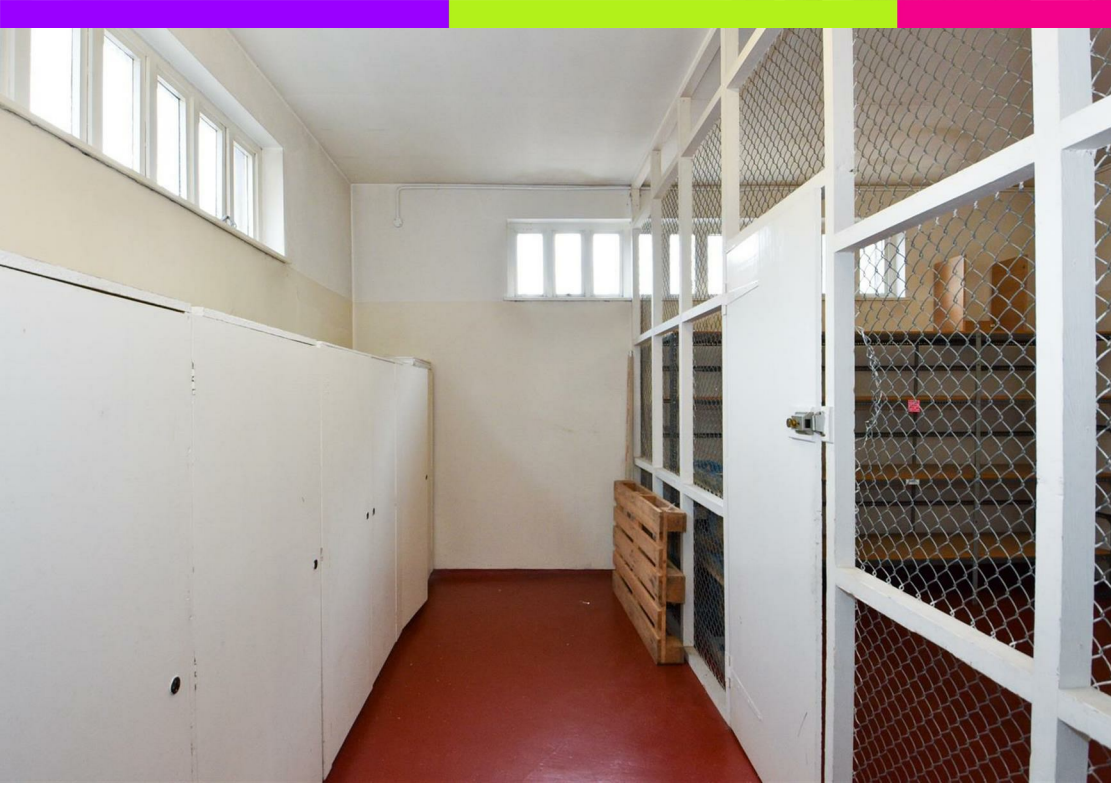
Fax: 01479 874806

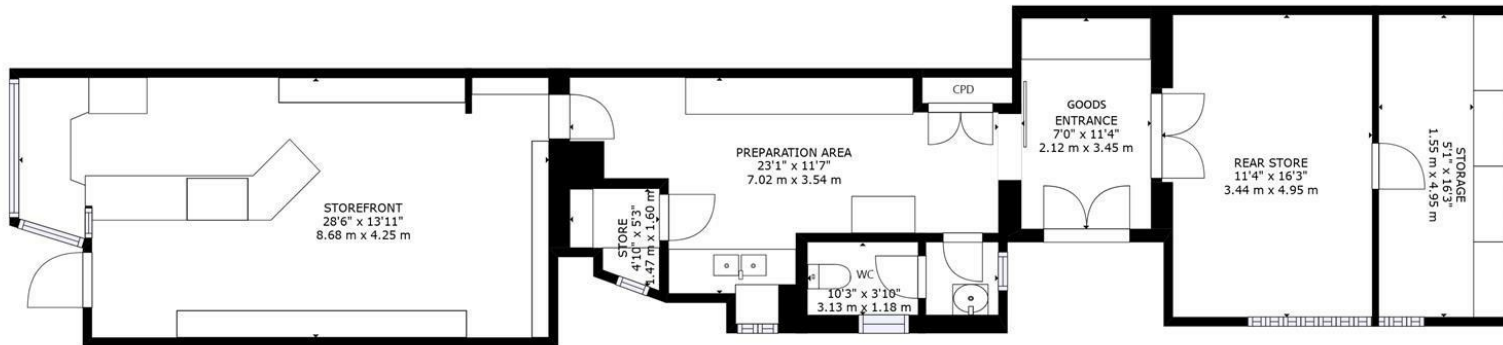
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GROSS INTERNAL AREA  
 FLOOR 1: 1061 sq. ft, 99 m<sup>2</sup>  
 TOTAL: 1061 sq. ft, 99 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



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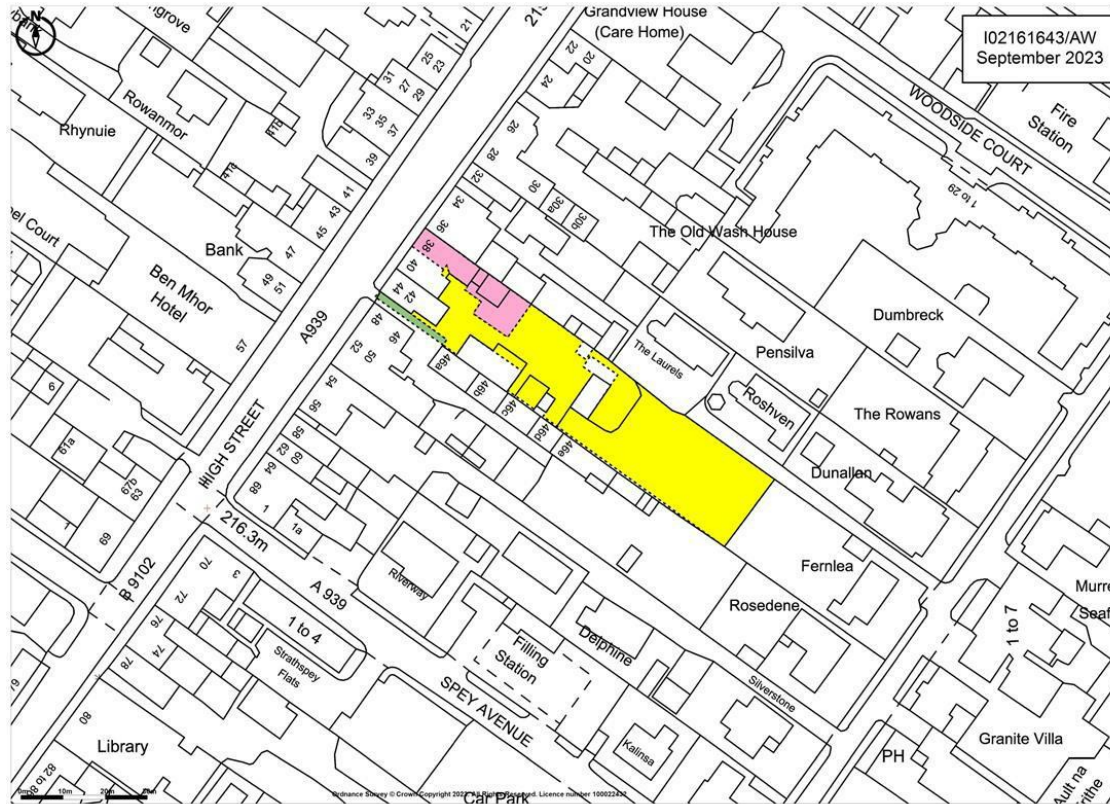
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**Promap**  
LANDMARK INFORMATION

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**KEY**  
■ OUTRIGHT OWNERSHIP  
■ COMMUNAL ACCESS  
■ COMMUNAL ACCESS

 First Scottish

FIRST SCOTTISH GROUP  
St Davids Drive, Dalgety Bay, KY11 9NB  
Tel: 01383 826777



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# Energy Performance Certificate

# Scotland

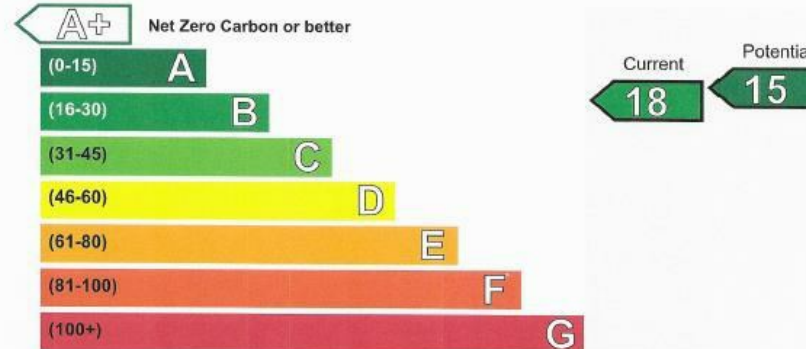
Non-Domestic buildings and buildings other than dwellings

38 HIGH STREET, GRANTOWN-ON-SPEY PH26 3EH

Date of assessment:	11 May 2023	Reference Number:	7820-9653-0030-9006-1703
Date of certificate:	24 May 2023	Building type:	Retail/Financial
Total conditioned area:	93.91m <sup>2</sup>	Assessment Software:	EPCgen, v6.1.e.0
Primary energy indicator:	189 kWh/m <sup>2</sup> /yr	Approved Organisation:	Quidos Ltd

## Building Energy Performance Rating

Excellent



Approximate Energy Use: 123 kWh per m<sup>2</sup> per year  
Approximate Carbon Dioxide Emissions: 17.84 kgCO<sub>2</sub> per m<sup>2</sup> per year

The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The better the rating, the less impact on the environment. The current rating is based upon an assessor's survey of the building. The potential rating shows the effect of undertaking all of the recommended measures listed below. The Recommendations Report which accompanies this certificate explains how this rating is calculated and gives further information on the performance of this building and how to improve it.

## Benchmark

A building of this type built to current building regulations at the date of issue of this certificate would have a building energy performance rating of: 04 A

## Recommendations for the cost-effective improvement of energy performance

1. Consider replacing T8 lamps with retrofit T5 conversion kit.
2. Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.
3. Some loft spaces are poorly insulated - install/improve insulation.

There are additional improvement measures applicable to this building. Refer to the Recommendations Report.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE BUILDING AND NOT BE REMOVED UNLESS REPLACED WITH AN UPDATED CERTIFICATE.



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While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters



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